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11 UNITED STATES BANKRUPTCY COURT  
12 CENTRAL DISTRICT OF CALIFORNIA  
13  
14 NORTHERN DIVISION

15 In re:  
16 HVI CAT CANYON, INC.,  
17 Debtor.  
18 ) Case No.: 9:19-BK-11573-MB  
19 ) ) Assigned to Hon. Martin R. Barash  
20 ) ) Chapter 11  
21 ) )  
22 ) ) CALIFORNIA STATE LAND  
23 ) ) COMMISSION'S LIMITED  
24 ) ) OBJECTION TO APPLICATION FOR  
25 ) ) ORDER AUTHORIZING AND  
26 ) ) APPROVING THE EMPLOYMENT OF  
27 ) ) PACHULSKI STANG ZIEHL & JONES  
28 ) ) LLP AS COUNSEL FOR THE  
 ) ) OFFICIAL COMMITTEE OF  
 ) ) UNSECURED CREDITORS,  
 ) ) EFFECTIVE AS OF AUGUST 16, 2019  
 ) )  
29 ) [Local Bankruptcy Rule 9013-1(f)(1)]  
30 ) )  
31 ) Requested Hearing Date: October 28, 2019  
32 ) Requested Hearing Time: 10:00 a.m.  
33 ) Place: 1415 State Street, Courtroom 202  
34 ) Santa Barbara, CA 93101  
35 ) Judge: The Honorable Martin R. Barash  
36 )  
37 )  
38 )

1 **TO THE HONORABLE MARTIN R. BARASH, UNITED STATES BANKRUPTCY  
2 JUDGE, THE DEBTOR AND DEBTOR IN POSSESSION, THE OFFICE OF THE  
3 UNITED STATES TRUSTEE, AND ALL PARTIES REQUESTING ELECTRONIC  
4 NOTICE OF FILING:**

5       The California State Lands Commission (the “Commission”) hereby submits this limited  
6 objection to, and request for a hearing on, the Application for Order Authorizing and Approving  
7 the Employment of Pachulski Stang Ziehl & Jones LLP as Counsel for the Official Committee of  
8 Unsecured Creditors, Effective as of August 16, 2019 [Docket No. 214] (the “Pachulski  
9 Employment Application”).

10      Pursuant to the Pachulski Employment Application, the Official Unsecured Creditors’  
11 Committee (the “Committee”) appointed in the case of HVI Cat Canyon, Inc. (“HVI” or the  
12 “Debtor”) seeks to employ the law firm of Pachulski Stang Ziehl & Jones LLP (“PSZJ”) as its  
13 counsel, effective as of August 16, 2019.

14      The Commission submits this objection because Local Bankruptcy Rule 9013-1(f)(1)  
15 requires any response to an employment application and request for hearing to be filed with the  
16 Court and served on the Committee, its proposed counsel, and the United States Trustee no later  
17 than fourteen days from the date of service of this notice. The Pachulski Employment Application  
18 was filed on September 20, 2019, meaning that any response must be submitted by October 4,  
19 2019.

20      The Commission believes that the request for authorization to employ PSZJ is premature  
21 because a significant number of creditors intend to apply for appointment of a Chapter 11 trustee.  
22 If a Chapter 11 trustee is appointed, it is likely that the duties and oversight of the Committee will  
23 be scaled back considerably. The Commission, as a significant creditor of the Debtor’s estate, has  
24 serious concerns about duplication of efforts between a Chapter 11 trustee and his/her  
25 professionals, on the one hand, and the Committee and its professionals, on the other hand.<sup>1</sup>

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<sup>1</sup> The Commission is a major creditor of the debtor in the case of Rincon Island Limited  
27 Partnership (“RILP,” currently winding down in the Northern District of TX Bk Court, Case No.  
28 16-33174). The Commission’s claim is \$78,876,162 (as of May 10, 2018). HVI was the general  
partner of RILP and the entity in control of RILP until the day RILP filed for Chapter 11 relies on  
August 8, 2016. On that day, RILP’s insiders – presumably to shield the new entity from potential

1           A wide range of creditors and regulators have expressed serious distrust of the Debtor and  
2 the Debtor's current management. Those creditors intend to move in the coming days for an order  
3 authorizing the appointment of a Chapter 11 trustee. While the Debtor was a debtor-in-  
4 possession, it was necessary and reasonable for the Committee to act a safeguard to examine the  
5 management of the Debtor's business. *See* 11 U.S.C. § 1103. However, if a Chapter 11 trustee is  
6 appointed, the trustee will step into the shoes of the former Debtor-in-Possession and take over  
7 administration of the case and the Debtor's operations, rendering the Committee's role largely  
8 unnecessary or – at the very least – significantly diminished.

9           As the Court is aware, the law firm of PSZJ is one of the nation's leading corporate  
10 restructuring boutiques. Its attorneys have some of the highest hourly rates in the country.  
11 Indeed, pursuant to the Pachuski Employment Application, the standard hourly rates of the  
12 professionals presently designated to represent the Committee range from \$575.00 to \$1,145.00.  
13 The Commission has concerns about the estate incurring unnecessary layers of administrative  
14 expenses, particularly in light of the fact that – as the Committee's counsel acknowledged at the  
15 September 23, 2019 hearing before this Court – "It's a thin case, obviously. If you've seen the  
16 budget, there's very little money there right now."<sup>2</sup>

17           The Commission simply asks the Court to postpone a decision on the Pachulski  
18 Employment Application until there has been a determination on the upcoming request for the  
19 appointment of a Chapter 11 trustee. The Pachulski Employment Application should not be  
20 rubber-stamped while the case is in a state of transition. The Committee's role may be  
21 significantly altered in the coming weeks.

22           Accordingly, the Commission respectfully requests that the Court set the Pachulski  
23 Employment Application for hearing at the Court's next omnibus hearing date: **October 28, 2019**

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25  
26 liability associated with RILP –created a new, single-purpose entity called RILP-H LLC to replace  
27 RILP's former general partner (HVI). As the general partner at the time the claims arose against  
RILP, HVI remains liable for the claims against RILP.

28           <sup>2</sup> *See* Declaration of Alicia Clough, filed concurrently ("Clough Decl."), Ex. A at 89:6-7  
(excerpt from 9/23/2019 Hearing Tr.).

1       **at 10:00 a.m.** At that time, the Court will have a much clearer picture of the direction this case  
2       will take and the role that the various professionals will play in it.  
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Dated: October 4, 2019

LOEB & LOEB LLP

6       By: /s/ Marc S. Cohen  
7       Marc S. Cohen

7       *Attorneys for the California State Lands Commission*

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## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

10100 Santa Monica Blvd., Suite 2200, Los Angeles, CA 90067

A true and correct copy of the foregoing document entitled (*specify*): **CALIFORNIA STATE LAND COMMISSION'S LIMITED OBJECTION TO APPLICATION FOR ORDER AUTHORIZING AND APPROVING THE EMPLOYMENT OF PACHULSKI STANG ZIEHL & JONES LLP AS COUNSEL FOR THE OFFICIAL COMMITTEE OF UNSECURED CREDITORS, EFFECTIVE AS OF AUGUST 16, 2019** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **October 4, 2019**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- Alicia Clough aclough@loeb.com, mnielson@loeb.com,ladocket@loeb.com
- Marc S Cohen mscohen@loeb.com, klyles@loeb.com
- Karl J Fingerhood karl.fingerhood@usdoj.gov, efile\_ees.enrd@usdoj.gov
- Brian D Fittipaldi brian.fittipaldi@usdoj.gov
- Karen L Grant kgrant@silcom.com
- Ira S Greene Ira.Greene@lockelord.com
- Matthew C. Heyn Matthew.Heyn@doj.ca.gov, mcheyen@outlook.com
- Brian L Holman b.holman@musickpeeler.com
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- Jeannie Kim jkim@friedmanspring.com
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Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On       , 2019, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

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This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on October 4, 2019, writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

**Honorable Martin R. Barash  
United States Bankruptcy Judge  
United States Bankruptcy Court  
Central District of California  
21041 Burbank Boulevard, Suite 342 I Courtroom 303  
Woodland Hills, CA**

**Via Overnight Delivery**

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

October 4, 2019      Keisha Lyles  
Date                  Printed Name

/s/ Keisha Lyles  
Signature

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This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.